

Anthony's Avenue
Lilliput BH14 8JH

Guide Price £1,150,000 Freehold





Property Summary

An impressive four bedroom detached home with a commanding positioning and a generous open plan kitchen/dining and living area. With a further separate reception room, study and four bedrooms this well presented home has superb accommodation and stands prominently within landscaped gardens. The property is located in a highly sought-after school catchment area, moments from the amenities of Lilliput and the stunning views of Evening Hill.



Key Features

- Entrance hallway with cloakroom
- Modern fitted kitchen/dining room opening to a generous living room
- Second reception room overlooking the garden
- Study
- Four bedrooms
- Ensuite shower room to principal bedroom
- Family bathroom
- Garage and off-street parking
- Landscaped private garden
- Immaculately presented throughout



About the Property

On entering the property there is a welcoming hallway with timber flooring, a cloakroom and understairs storage. The hallway leads to a large kitchen which is fitted with a comprehensive range of modern units and appliances. A central island unit provides further preparation space and storage. The kitchen is open plan to a dining area which in turn leads to the living room that opens to the rear garden. There is also a sizeable second reception room with triple aspect windows overlooking the rear garden and doors that open to the garden patio.

To the first floor the principal bedroom has fitted wardrobes and enjoys a contemporary ensuite shower room. There are three further bedrooms which are in turn serviced by a modern family bathroom.

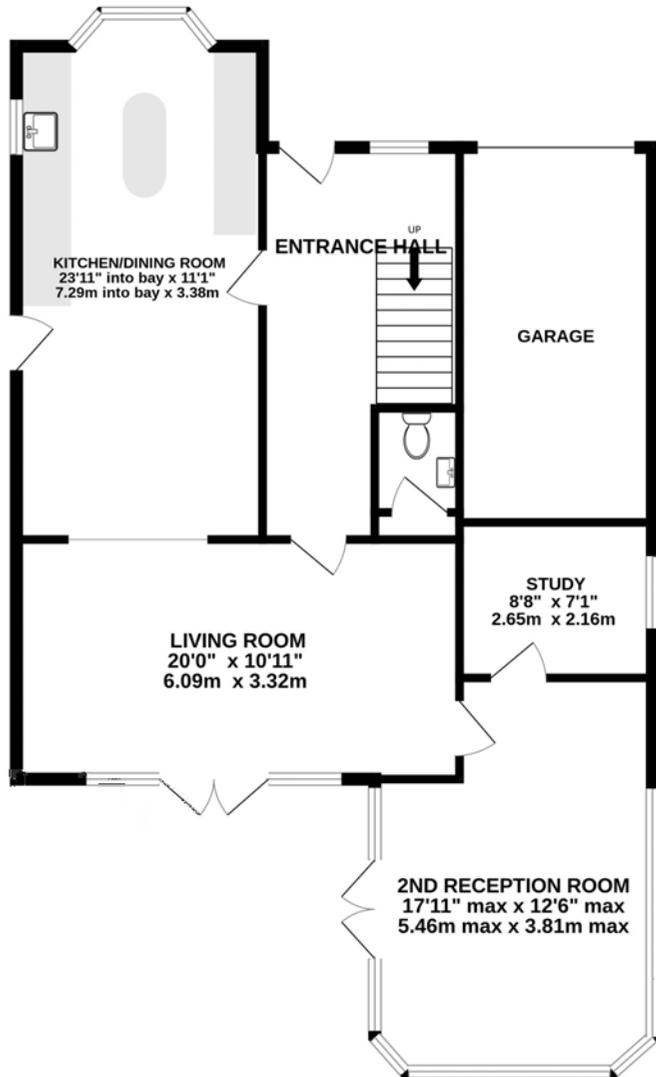
To the front of the property the garden is mainly laid to lawn and a driveway provides off street parking and leads to the garage. To the rear of the property the garden provides a very high degree of privacy and is planted with a beautiful array of established trees and shrubs.

Tenure: Freehold

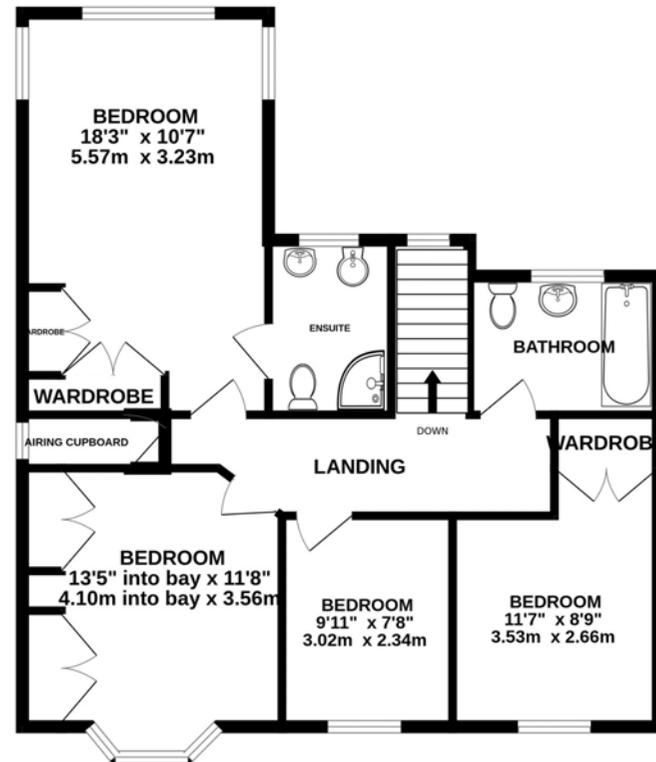
Council Tax Band: F



GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.

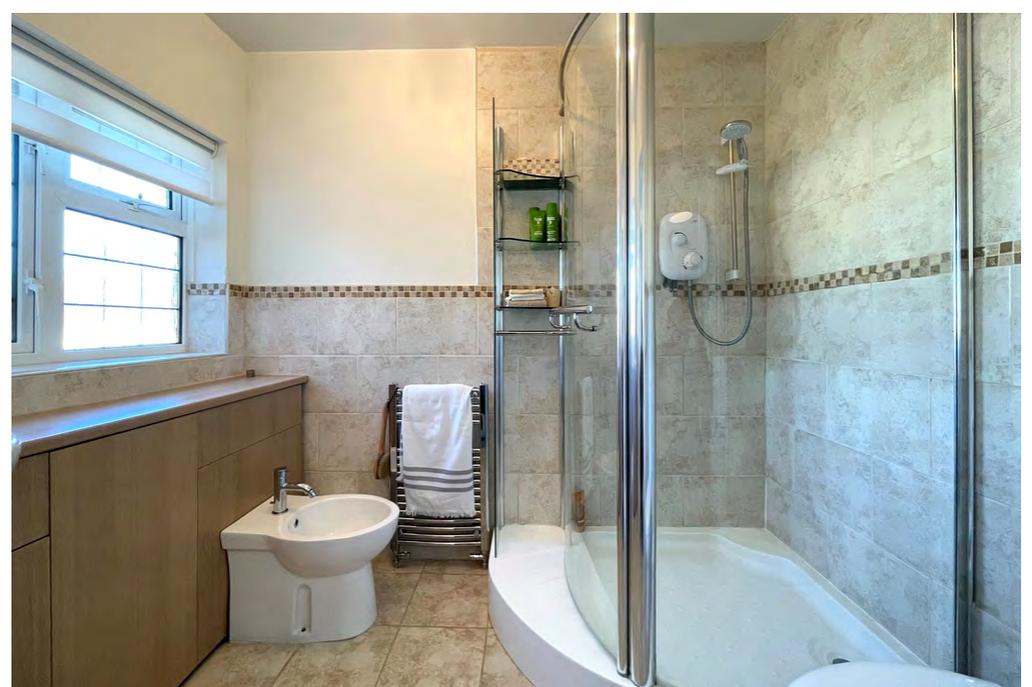


1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1783 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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About the Location

Lilliput village is located approximately one mile from the award-winning blue flag beaches at Sandbanks with a variety of shops including a Tesco Express, a petrol station, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School.

The area offers many sporting facilities including the prestigious Parkstone Golf Club and Salterns Marina. Located at Sandbanks Peninsula is the chain ferry that crosses over to Studland where you can enjoy miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Lilliput has good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London.

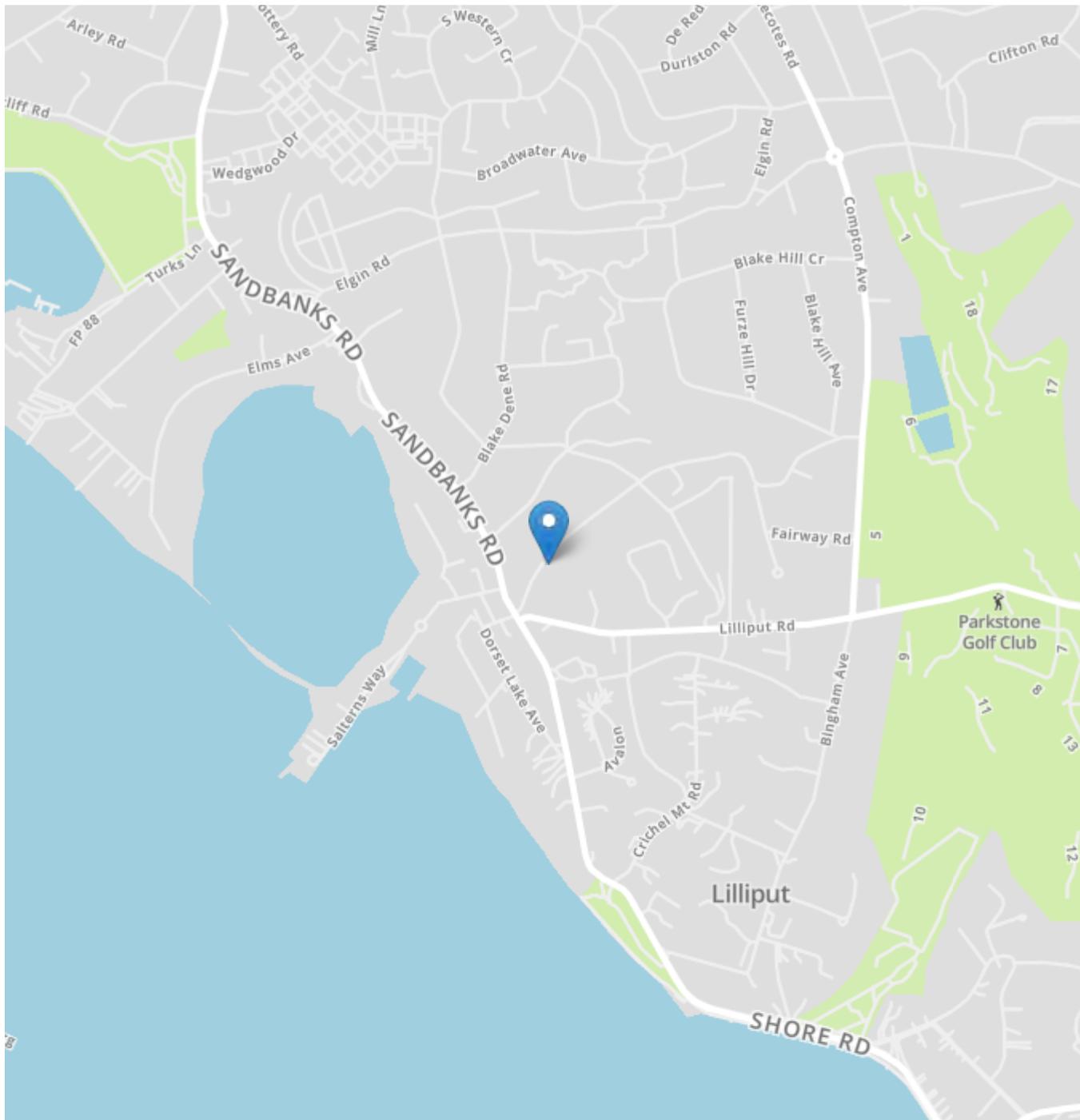


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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